



**Planning and
Development Services**
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Town of Ajax
65 Harwood Avenue South
Ajax, ON L1S 2H9
www.ajax.ca

Notice of the Passing of a Zoning By-law Amendment Z2/25 **Comprehensive Zoning By-law Review - Phase 1: Additional Dwelling Units**

Take notice that the Council of the Corporation of the Town of Ajax passed By-law Number 23-2025 on the 24th day of March, 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

And take notice that, in making this decision, Council had regard for all written and oral submissions that were made relating to this By-law.

And take notice that only a specified person, public body, a registered owner of land to which the by-law would apply, or the Minister of Municipal Affairs and Housing, as per the *Planning Act*, R.S.O. 1990, c. P.13, as amended, may appeal to the Ontario Land Tribunal (OLT) in respect of this By-law by filing a Notice of Appeal, **no later than 4:30 p.m. on April 16th, 2025**.

The appeal is to be filed via the OLT e-file portal (first-time users will need to register for a My Ontario Account) at olt.gov.on.ca/e-file-service, by selecting "Ajax, Town of" as the Approval Authority. If the e-file portal is unavailable, please submit your appeal via e-mail to clerks@ajax.ca.

The Notice of Appeal must:

- set out the reasons for the appeal;
- be accompanied by the applicable OLT fee (which can be confirmed at olt.gov.on.ca), to be paid through the e-file portal or by certified cheque/money order to the "Minister of Finance", Province of Ontario; and
- be accompanied by a \$1,100.00 fee made payable to the "Town of Ajax".

No specified person, public body, or registered owner of land to which the by-law would apply, shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

This amendment is to permit up to four (4) dwelling units on most properties within the Town where residential uses are permitted. This amendment isolates proposed changes that were presented through the Comprehensive Zoning By-law Review to update uses and standards related to Accessory Dwelling Units to permit the use, introduce new standards to improve safety, align with Provincial legislation and plans, and update existing standards to make it easier to accommodate new units.

A map of land where this Zoning By-law Amendment applies has not been provided as the amendment applies to most lands within the Town where residential uses are permitted.

The complete By-law and background materials are available for inspection, upon request, by contacting clerks@ajax.ca.

This amendment is also related to Official Plan Amendment No. 83, which has been approved by Council to implement policy that permits up to four (4) dwelling units on most residential properties in the Town.

This notice is deemed to be given on the 27th day of March , 2025.

Dated at the Town of Ajax this 27th day of March, 2025.

Jaclyn Grossi, Municipal Clerk
The Corporation of the Town of Ajax
65 Harwood Avenue South
Ajax, ON L1S 2H9